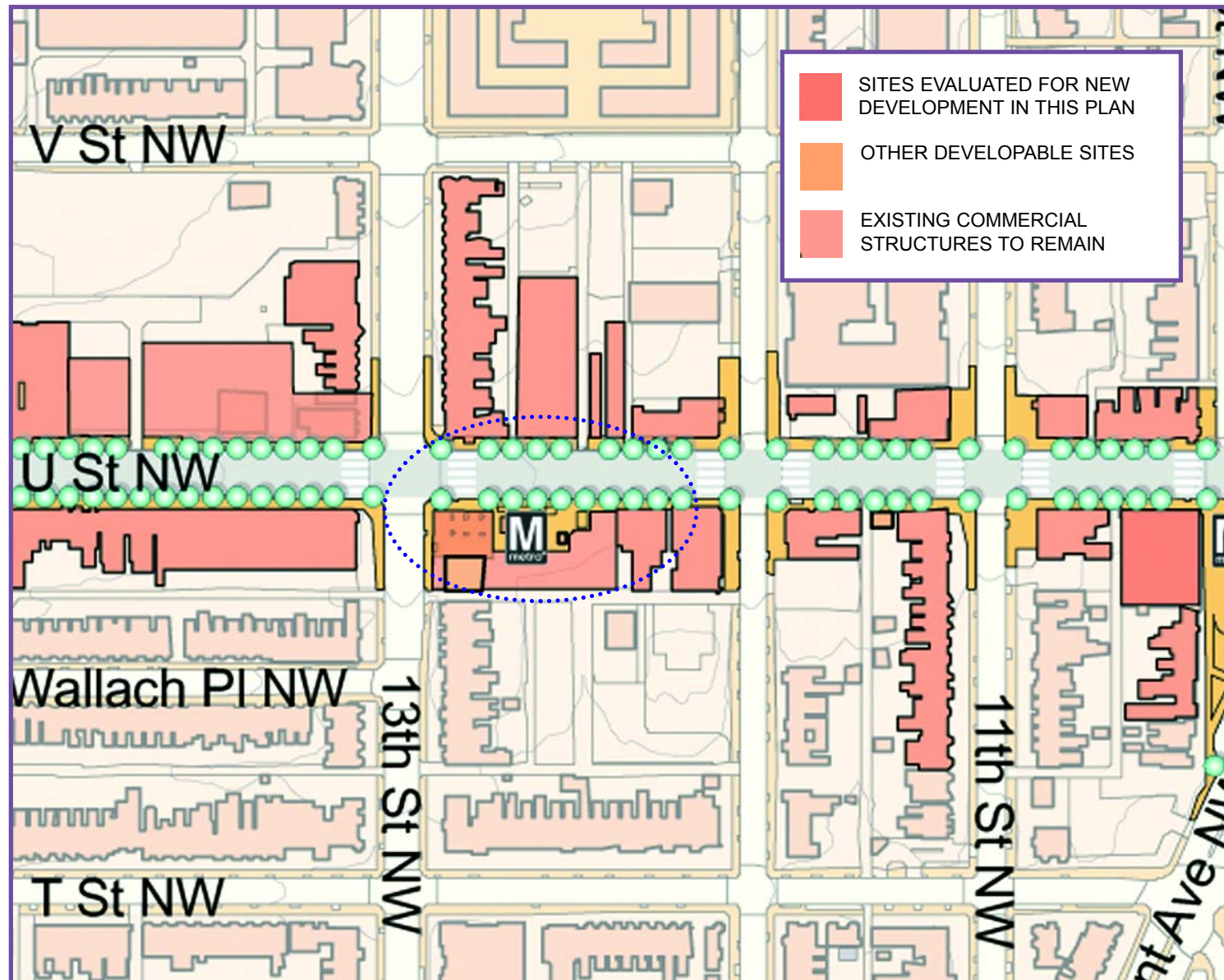


## A. Placemaking

### Lincoln Common Sub-district

### Site: U Street Metro Plaza



#### RECOMMENDATIONS

*U Street / African-American Civil War Memorial / Cardozo Metro Plaza*

*Make the plaza more pedestrian friendly and safe.*

*Use public art and a distinctive Metro escalator canopy to enhance the public space in front of the Metro station and new office building.*

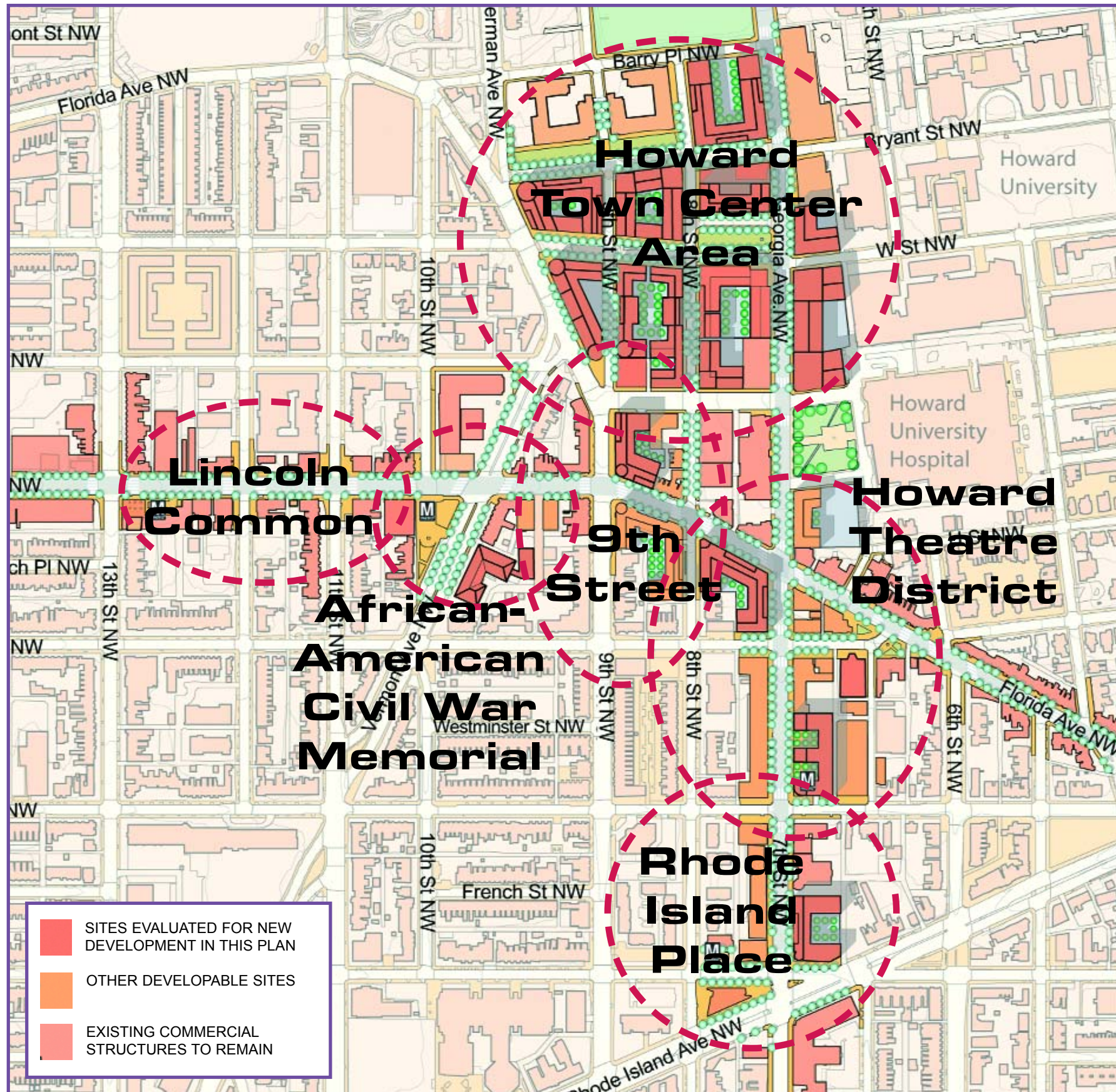
*Encourage use of the public space for a farmers market, pushcarts or other activity to enliven the area.*

*In the longer term, seek active ground floor retail and restaurant uses to enliven the ground floor and to animate the plaza.*

#### PHOTOS

- A. U Street Metro Plaza - existing conditions.
- B. U Street Metro Plaza - proposed conditions.
- C. Lauriol Plaza - Washington, DC. Note active use of sizable sidewalk area.
- D. Public Market and Artwork, Columbia Heights, DC.





## B. Design Guides

*Knit new development with surrounding neighborhoods and the Howard University campus to respect their character in this transit oriented environment.*

The quality of life within the Project Area should be enhanced as new development happens. Area residents seek a dynamic public realm in which land uses that make the area vibrant 18 hours of the day contribute to improved access to resources and services. Those new uses should be within architecturally interesting structures which are contemporary while sympathetic to the area's historic context.

Several public regulatory elements influence land uses and the architectural character within the Project Area. The following pages seek to illustrate what the existing conditions are and, as needed, make recommendations about those regulations. Additional guidance is provided to reinforce the desire to make this transit oriented area a unique and vibrant neighborhood destination district. The public regulations are:

- 1 Comprehensive Plan - Generalized Land Use
- 2 Shaw Urban Renewal Plan
- 3 Historic Preservation
- 4 Zoning

Additional guidance is provided about the preferred land uses and architectural character. More specifically recommendations are provided for:

- 5 Character of Built Environment
  - A Building Form
  - B Ground Floor / Pedestrian Level
  - C Public Realm Improvements

*knit new development with surrounding neighborhoods and Howard University*



## 1. Comprehensive Plan - Land Use

The District's Comprehensive Plan ("Comp Plan") was last amended in 1999 and is currently being updated and/or revised to reflect more current public policy and neighborhood development opportunities. The Comp Plan guides how and where land is developed to meet a variety of land use needs within the entire city and provides the context within which land is zoned. Generally, the Comp Plan outlines the following ten (10) major themes or objectives:

- Stabilizing and improving neighborhoods;
- Increasing the quantity and quality of employment opportunities;
- Developing a living downtown;
- Preserving and promoting cultural and natural amenities;
- Respecting and improving physical character;
- Preserving and ensuring community input;
- Preserving the historic character;
- Reaffirming and strengthening the economic hub of the Region;
- Promoting enhanced public safety; and
- Providing for diversity and overall social responsibilities.

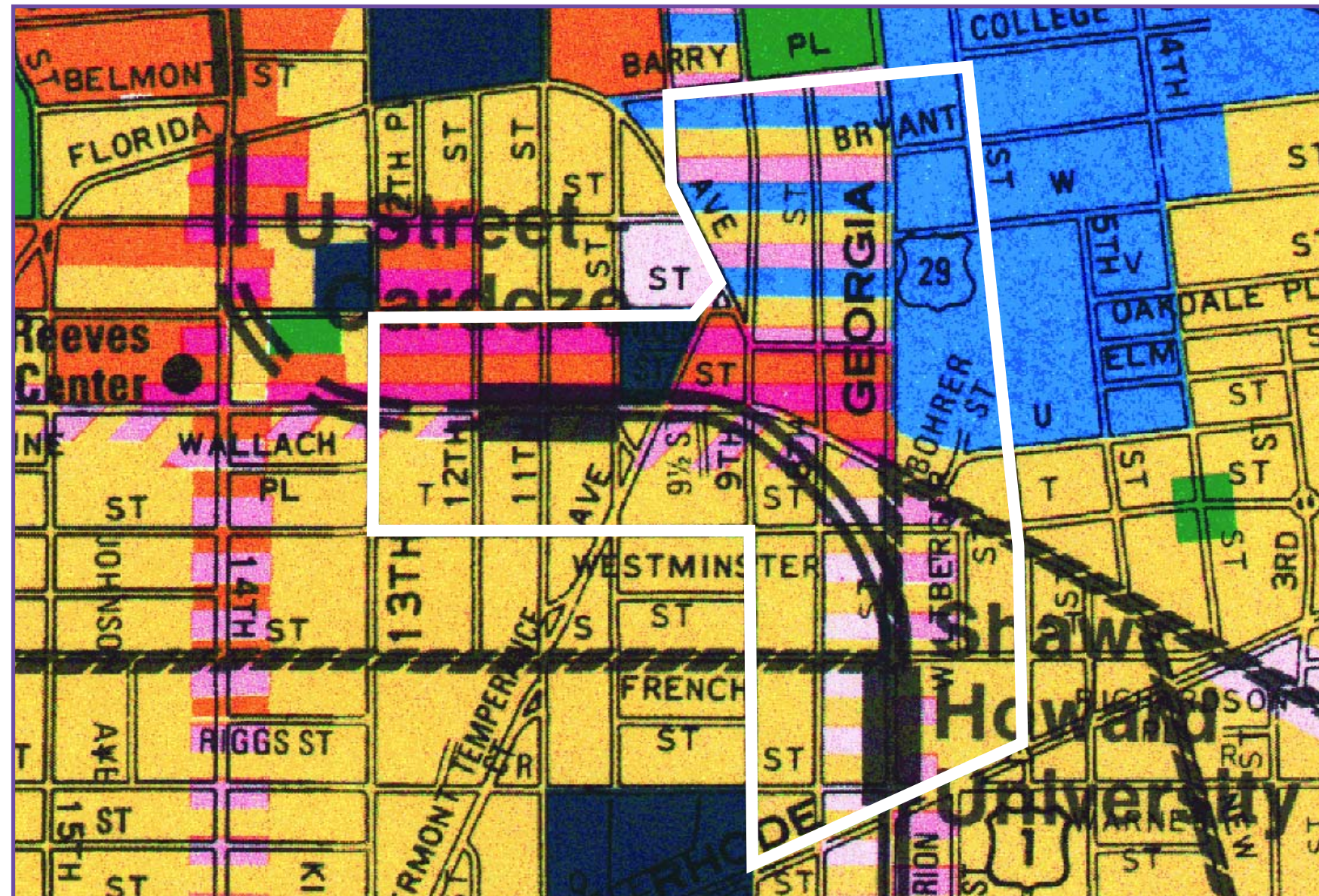
Most of these objectives are relevant within the Project Area. However, to account for more recent public policy changes and the extensive community involvement in establishing these recommendations, this Development Framework may be advanced to become a component of the revised Comp Plan, authorizing guidance to public agencies, commissions and others to implement the recommendations outlined within this document. This could require changes to the Comp Plan map, pictured here, or edits to the text of the Comp Plan document.

Within the Project Area, the bulk of the commercial corridors subject to this Framework is within the "Mixed Use" Comprehensive Plan category. This categorization allows development that may include retail on ground floors and either residential, office and/or institutional uses above.

The Project Area also includes guidance for development of "Institutional", "Moderate Density" residential, and "Moderate Density" commercial uses. Institutional uses include local and federal government facilities, university uses, hospitals, and religious facilities. Moderate density residential is generally defined as row houses and garden apartments while moderate density commercial provides for a broad range of goods and services like chain drug and grocery stores.

Since adoption of the last Comp Plan amendment in 1999, there has been added guidance about public land disposition, affordable housing development, retail enhancement and transit oriented development which is not yet reflected in the Comp Plan. The recommendations which follow seek to provide current direction about how the Comp Plan Map might be changed within the Project Area in order to implement this Framework Plan. Additional changes to the Plan text should be considered to incorporate the policy initiatives set forth by "DUKE."

## knit new development with surrounding neighborhoods



### Legend

#### residential land use categories

- low density**  
Single-family detached and semi-detached housing are the predominant uses.
- moderate density**  
Row houses and garden apartments are the predominant uses; may also include low density housing.
- medium density**  
Multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low and moderate density housing.

#### commercial land use categories

- low density**  
Shopping and service areas that are generally low in scale, character and activity and that provide a limited range of retail goods and services are the predominant uses.
- moderate density**  
Shopping and service areas that generally provide a much broader range of goods and services are the predominant uses. Chain drug stores and grocery stores as well as branches of department stores, some specialty shops, and personal service establishments may be present.
- medium density**  
Shopping and service areas that generally offer a large concentration and variety of goods and services outside the Central Employment Area are the predominant uses. Most customers arrive by car, bus or subway.
- medium - high density**  
A shopping and service area that generally offers the largest concentration and variety of goods and services outside the Central Employment Area is the predominant use. Most customers arrive by car, bus or subway.

#### public and institutional land use categories

- local public facilities**  
Land and facilities occupied by the District government, excluding parks, recreation centers, and open space, are the predominant uses.
- institutional**  
Land and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities are the predominant uses.
- parks, recreation and open space**  
District government parks and recreation centers, cemeteries and the National Capital Open Space System are the predominant uses.

#### mixed use

- A combination of land use categories are depicted in areas where a variety of uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes.

#### metro

- existing system
- proposed

### RECOMMENDATIONS

Change the mixed-use designation for the properties abutting and west of 7th Street, between Florida Avenue on the north and R Street on the south, from Moderate Density Residential/Low Density Commercial to Medium Density Residential/Low Density Commercial, with notation for increased densities for achieving preferred uses.

Change the mixed-use designation for properties adjacent to and east of 7th Street (and south of the properties abutting T Street) on the north to Rhode Island Avenue on the south from Moderate Density Residential/Moderate Density Commercial to Medium Density Residential/Medium Density Commercial, with notation for increased

densities for achieving preferred uses.

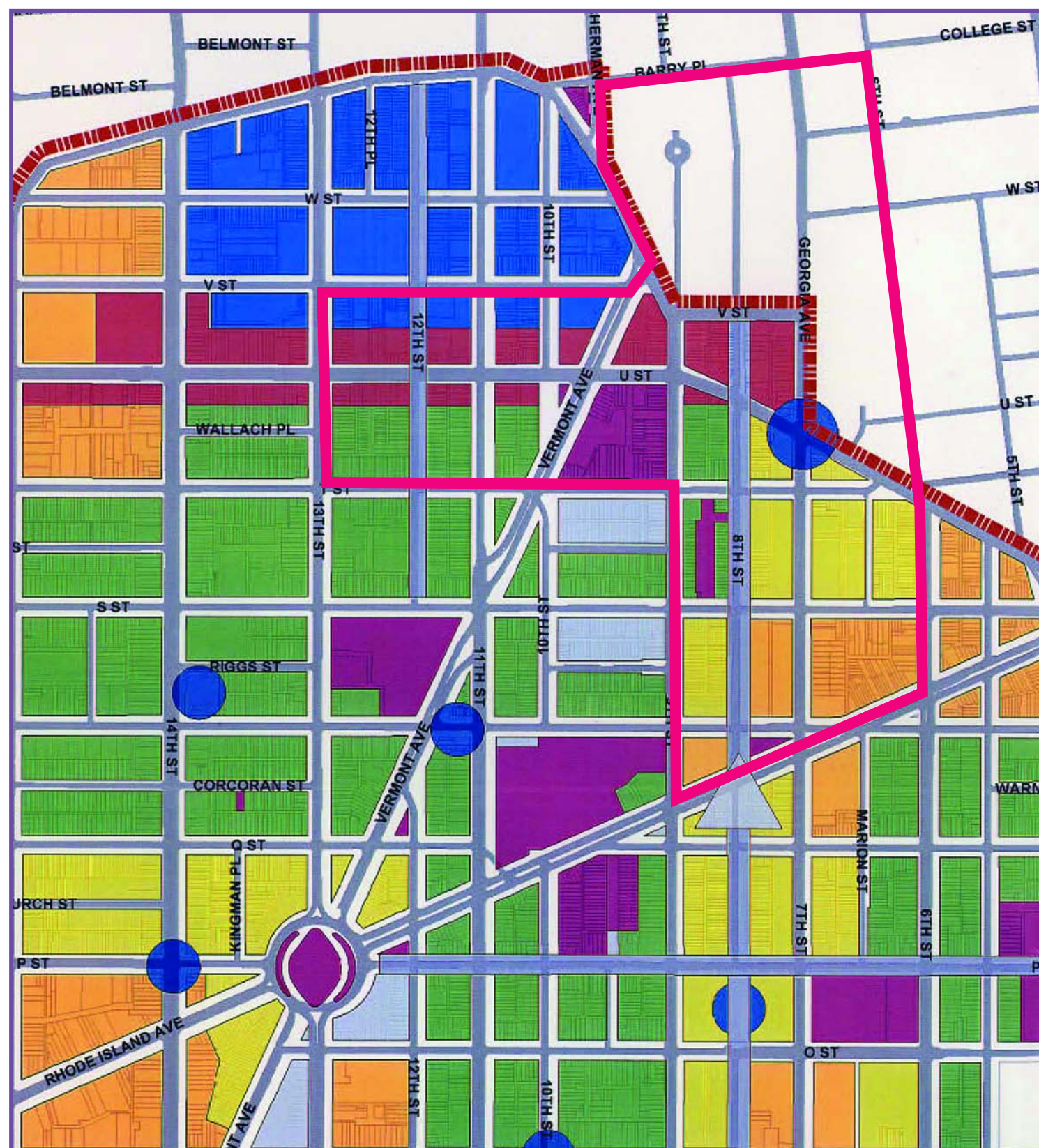
Change the mixed-use designation for properties bordered by Barry Place on the north, Florida Avenue on the west, V Street on the south and Georgia Avenue on the east from Institutional/Moderate Density Residential/Moderate Density Commercial to Institutional/Medium Density Residential/Medium Density Commercial, with a notation for increasing densities for achieving preferred uses.

Change the use designation for Square 358 (bound by Florida Avenue, V Street, W Street and 10th Street) from low density commercial to mixed-use of Moderate Density Residential/Low Density Commercial.

Designate the portions of Squares 2873, 2875 and 2877 north of V Street and south of a line established by connecting W Street across the squares as the location for a neighborhood retail and service center.

Target the Housing Finance Agency site and block as a location for an arts/cultural anchor.

2. Shaw School Urban Renewal Plan *knit new development with surrounding neighborhoods*



The Shaw School Urban Renewal Plan was initially adopted in 1969 and modified 24 times between 1969 and 1998. In 2000, the National Capital Planning Commission (NCPC) and the DC Council extended the expiration date of the Urban Renewal Plan to December 3, 2028.

The Urban Renewal Plan was intended to “guide the rehabilitation and renewal of the [Shaw neighborhood] in a manner consistent with (1) comprehensive planning objectives and policies for the Nation’s Capital, and (2) the special character and development potential of the Project Area by providing for predominantly residential uses with supporting private and public facilities.” Specifically, the Urban Renewal Plan seeks:

- A. To preserve and rehabilitate existing houses;
- B. To create housing for a range of household size, including public housing for low and moderate income citizens;

- C. To encourage “distinct” neighborhoods in close proximity to a variety of supporting uses; and
- D. To prevent over-concentration of “community and public facilities and services.”

The recommendations contained within “**DUKE**” largely complement and update these more general objectives of the Shaw Urban Renewal Plan, and “**DUKE**” recommendations account for current public policy objectives for affordable housing, retail and transit oriented development. Additionally, “**DUKE**” strongly encourages the enhancement of existing cultural / destination facilities and recommends that two additional destination anchors are added at key locations.

The Renewal Plan's detailed definitions of "medium" and "high" density residential uses and their location on the 7th Street commercial corridor are inconsistent with current zoning definitions and transit oriented development guidelines. For example, the Renewal Plan does not clearly allow commercial uses on the 7th Street corridor (north of Rhode Island Avenue NW), with the exception of at the intersection of Florida Avenue and 7th Street NW. The Renewal Plan defines Residential - Medium Density as not exceeding "60 dwelling units per net residential acre or 120 bedrooms per net residential acre." Continuing, buildings are allowed up to 90 feet in height, but with a maximum floor area ratio (FAR) of only 1.8. A 90 feet tall building is not achievable with an 1.8 maximum FAR. Other zoning related recommendations within the Renewal Plan exist. The height and bulk recommendations from this Framework should guide allowable height and FAR limits to encourage the preferred development recommended by this Framework Plan.

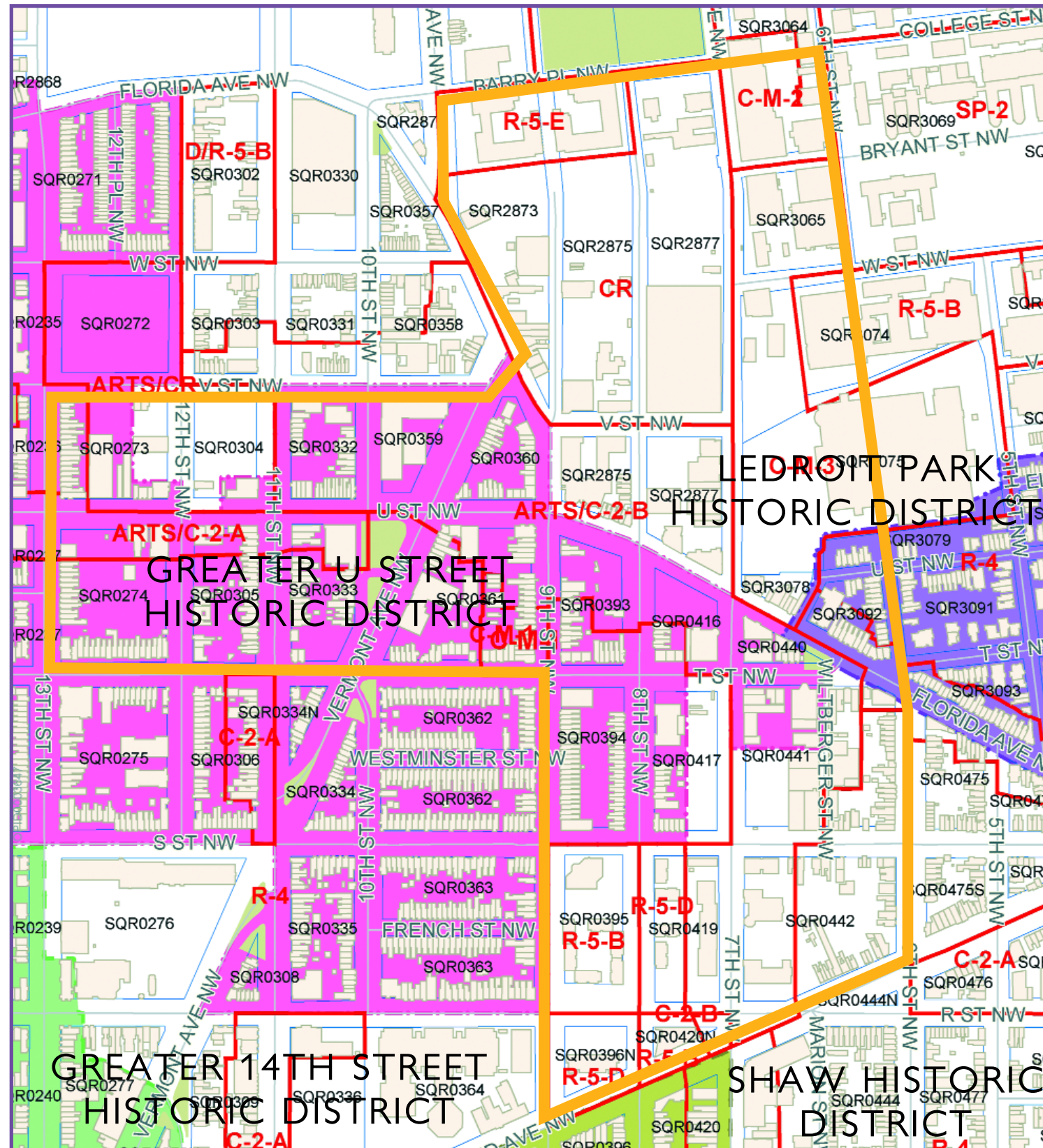
## RECOMMENDATIONS

Government agencies should conclusively make a decision about the utility of the Renewal Plan as it relates to current development issues and opportunities within the Project Area of this Framework Plan and within the Renewal Plan's overall area. The Convention Center Area Strategic Development Plan combined with this Framework include more current and detailed recommendations which will lead to public and private actions based on the current policy and market direction. Ideally, the Shaw School Urban Renewal Plan should be repealed and replaced by this plan and the Convention Center Area Strategic Development Plan.

If it is to be maintained as a document guiding public policy, the Renewal Plan should be thoroughly updated as the Comprehensive Plan is being revised to reflect current trends. Rather than supplement the Comprehensive Plan, the updated version should be incorporated into the Comprehensive Plan. As the most current analysis and vision for the Project Area, the recommendations from this Framework Plan should also be incorporated into the body of the Comprehensive Plan.

### 3. Historic Districts

## knit new development with surrounding neighborhoods



The Project Area's significant history as "Black Broadway" and the area's collection of 19th and 20th century architecture was officially recognized in 1998 when the Greater U Street Historic District was added to the District of Columbia's Inventory of Historic Sites and the National Register of Historic Places. This historic district, as with others, was established to protect the architectural and cultural landmarks that make up the physical and social fabric of the city. The local and federal designations confer different protections, benefits, and constraints on historic properties. Many of the public assets that are analyzed as a part of this Framework plan are within the Greater U Street Historic District.

Buildings and sites that are either individually listed on the DC Inventory, like the Howard Theatre, or located within a historic district are subject to the DC Preservation Law (Title 10, Chapter 26 of the District of Columbia Municipal Regulations). This law requires that the Historic Preservation Review Board (HPRB) review demolition, new construction, and exterior alterations. The HPRB approves or denies applications for alterations by determining whether proposed changes are compatible with the historic character of the property and the historic district.

The National Register of Historic Places is the official federal list of historic districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The list is administered by the National Park Service (NPS). Listing on the National Register does not restrict the activities or rights of the private property owners. Since land use regulation is traditionally carried out by local governments in accordance with state laws, the federal designation of a historic property does not regulate the actions of private property owners.

Owners of income-producing properties that are listed on the National Register can apply for tax credits that equal 20% of the certified total construction costs paid to rehabilitate their properties. These credits can be used to offset federal income tax obligations. Donations of a conservation or facade easement on a National Register listed property is eligible as a charitable contribution, deductible for federal income and estate tax purposes.

The Historic Preservation Office (HPO), located within the Office of Planning (OP), administers the DC Preservation Law and serves as staff to the HPRB, providing procedural, technical, and design guidance to property owners contemplating projects affecting historic properties. The HPO also serves as the city's liaison to the NPS regarding listing of properties on the National Register and the review and certification of projects seeking the federal rehabilitation tax credit and donation of conservation easements.

For properties within the historic district, existing zoning may need to be better balanced with the goals of historic district designation. For example, some U Street properties are within the C-2-A or C-2-B

zoning categories, allowing maximum heights of up to 50 and 65 feet respectively, with additional height and density possible in the Arts Overlay District for preferred uses. Many of those same properties, currently only 30 feet in height, are protected as part of the historic district. While some property owners have expressed a desire to maximize the full zoning potential on their sites, protection of the historic neighborhood scale and character may not enable them to realize all the allowances permitted under the current zoning, as proposed plans for additions to these buildings maximizing the full height are not likely to be determined by the HPRB to be consistent with their charge to protect the character of the historic district. Adjustments to the existing zoning should be evaluated that reconcile perceived discrepancies between maximum zoning allowances and historic preservation goals, and provide additional flexibility for the redevelopment of historic buildings.

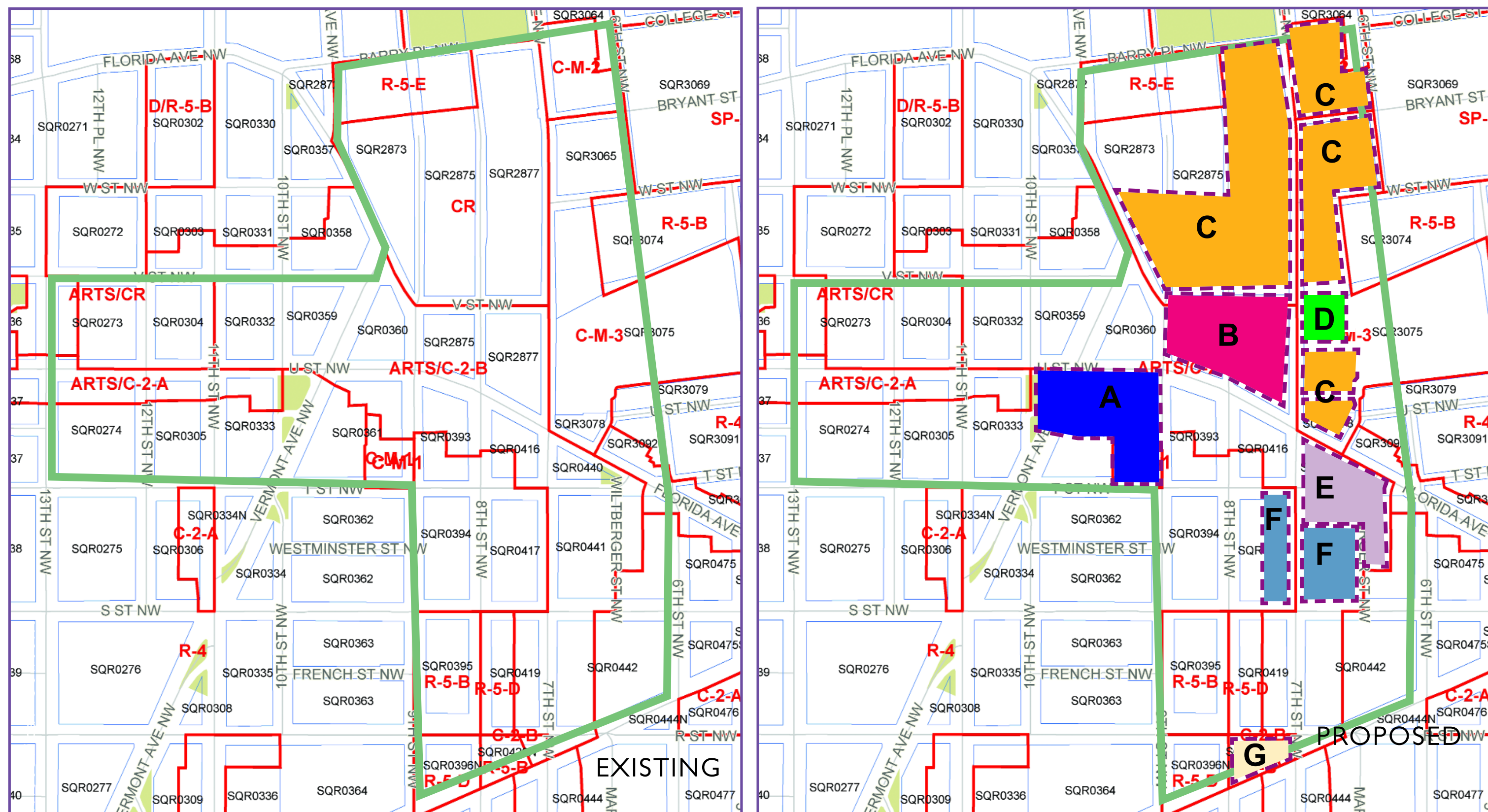
Additionally, both the U Street/African American Civil War Memorial/ Cardozo and the Shaw-Howard University metro stations service the Project Area. City policy currently seeks to maximize density and growth around transit centers like these. **The goals of historic preservation also need to be balanced with transit oriented development policies to more directly highlight where growth is possible and at what reasonable level of density.** (A recommendation for transferred development rights is proposed on page 37 as a potential solution to this issue.)

(below) Homes being constructed within LeDroit Park Historic District.





*knit new development with surrounding neighborhoods*





## 4. Zoning

Zoning is an important tool for implementing the Comprehensive Plan and Development Framework Plans like this one. The base zone districts in combination with the overlay zones identify a maximum potential bulk, height, density, and a range of uses for each parcel. The Uptown Arts Overlay (DCMR Title 11 Chapter 19), which applies to 7th Street, U Street, 14th Street and 9th Street within this Project Area, encourages and incents certain preferred uses,\*^ the enhancement of the area's design character, the adaptive reuse of older buildings, and a combination of new and old buildings.

This Framework Plan calls for land use adjustments that can be implemented through amendments to the zoning map, planned unit developments (PUD), and amendments to the zoning text. This Plan provides additional guidance to the Zoning Commission as they consider zoning actions for the area. PUDs should also refer to this Plan for guidance in design and when considering amenity packages, especially regarding affordable housing and Local Small Disadvantage Business Enterprise participation.

The underlying zoning categories allow:

### Permitted Intensity (FAR) - Matter of Right

Zone District	Commercial Use Only	With Residential	Max. Height	% Lot Cover*	Rear Yard
C-2-A	1.5	2.5	50'	60%	15'
C-2-B	1.5	3.5	65'	80%	15'
CR	3.0	6.0	90'	75%	
C-M-1	3.0	N/A	40'	N/A	12'***
C-M-2	4.0	N/A	60'	N/A	12'***
C-M-3	6.0	N/A	90'	N/A	12'***

Others of relevance:

C-3-A	2.5	4.0	65'	75%	---
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### Permitted Intensity (FAR) - With Planned Unit Development (PUD) For Land Areas over 15,000 SF

Zone District	Commercial Use Only	With Residential	Max. Height	% Lot Cover*	Rear Yard
C-2-A	2.0	3.0	65'	60%	15'
C-2-B	2.0	4.5	90'	80%	15'
CR	4.0	8.0	110'	75%	
C-M-1	3.0	N/A	60'***	N/A	12'***
C-M-2	4.0	N/A	90'	N/A	12'***
C-M-3	6.0	N/A	90'	N/A	12'***

Others of relevance:

C-3-A	3.0	4.5	90'	75%	---
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\*^ The Uptown Arts Overlay preferred uses include below market housing, theater uses, specific retail store types, and preservation of buildings constructed before 1958.

**Additional Permitted Intensity (FAR) in underlying zoning districts per Uptown Arts Overlay - Maximums may require inclusion of "preferred uses" as described in the DCMR Title 11 Chapter 19.**

Zone District	Commercial Use Only	With Residential	Max. Height	% Lot Cover*	Rear Yard
C-2-A	2.0	3.0	65'	60%	15'
C-2-B	2.0	4.5	90'	80%	15'
C-3-A	3.0	4.5	75'^^	75%	15'
CR	4.0	6.0	110'^^^	75%	

\* Maximum for residential uses

\*\* Above 20 feet; the minimum depth of the rear yard shall be 2.5 in/ft of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 ft.

\*\*\* Maximum number of stories = 3.

^^ At 50' height of proposed building, required 45 degree or 1:1 setback for upper floors when adjacent to a residential zoning district.

^^^ At 65' height of proposed building, required 45 degree or 1:1 setback for upper floors when adjacent to a residential zoning district.

In order to implement "DUKE," the following actions are submitted as recommendations (the letters are key to the map on previous page):

**A.** Allow for commercial, residential and/or cultural use of the Grimke School; properties between Grimke School and the southeast corner of the intersection of U Street and Vermont Avenue; properties on the south of U Street on the 900 block and properties on the 1900 block of 9th Street. In doing so, be mindful of the historic preservation regulations which also impact these properties and that some residential and mixed uses properties are currently within residential or light manufacturing zones. Continue to require retail in properties fronting on U Street and 9th Street.

**B.** Change land uses regulations to allow for greater density up to 6.0 Floor Area Ratio and more lot coverage. Increase capacity of site to produce a variety of residential units types, more affordable housing, more office use, and shared parking possibilities. Provide incentive for location of destination anchor in the Housing Finance Agency site. Require ground floor retail to front onto Florida Avenue, V Street and Georgia Avenue. Allow up to 65 feet in height. Provide ability to rise to a maximum of 90 feet with a one to one setback from the cornice after 65 feet on any public street. Each additional floor above the 65 foot height should utilize not less than 75% of the envelope created by the additional height up to 90 feet. Encourage preservation and adaptive re-use of existing structures which are possibly eligible for preservation.

**C.** Require ground floor retail uses which front onto V Street and Georgia Avenue for properties north of the intersection of Florida Avenue/Georgia Avenue and 7th Streets. Apply design guidelines compatible with those in the Uptown Arts Overlay and this Framework Plan. Encourage preservation and adaptive re-use of existing structures which are possibly eligible for preservation on the northeast corner of Florida Avenue/Georgia Avenue and 7th Streets.

**D.** Preserve the existing open space in front of the Howard University Hospital as open space.

**E.** Strengthen preservation and zoning requirements to maintain and encourage adaptive re-use of the architecturally distinct, existing structures on Square 0440 and the portion of Square 0441 confronting T Street and portion of Square 0441 east of Wiltberger Street.

**F.** Change land uses regulations to allow for greater density up to 6.0 Floor Area Ratio and more lot coverage. Increase capacity of site to produce an expanded variety of residential units types, more affordable housing, more office use, and shared parking possibilities. Allow up to 65 feet in height. Provide ability to rise to a maximum of 90 feet with a one to one setback from the cornice after 65 feet on any public street. Each additional floor above the 65 foot height should utilize not less than 75% of the envelope created by the additional height up to 90 feet. Encourage preservation and adaptive re-use of the potentially preservation-eligible portions of the Wonder Bread Building.

**G.** Allow low density commercial uses on the Watha T. Daniel/Shaw Neighborhood library site to a maximum height of 65 feet and a density of 3.5 FAR to encourage a mix of uses, including a new library building, on the site.

Other technical and programmatic recommendations include:

1. Allow concert halls, other performing arts spaces and nightclubs as eligible evening uses which may share parking with other destination district uses;

2. Consider construction of a public parking structure to relieve projected parking needs and the need created by the historic properties which may be rehabilitated. Relieve site specific parking requirements for property owners who are located within a 2 block radius of this garage and who also incorporate eligible or preferred uses within the Uptown Overlay.

3. Seek to provide a financial resources for existing property owners to repair their historic properties by allowing Transfer Development Rights that provide for as bonus density on a 1 to 1 basis for unused density per underlying zoning from buildings in the Project Area that contribute to the character of the historic district to a designated receiving area in or outside the Project Area. Include preservation covenants and processes. Add a provision that TDRs and bonus density are not allowed to increase density and height on a lot occupied by a building that contributes to the character of the historic district.

4. Require ground floor levels to have a minimal structural clearance of 14 feet in height to a minimum depth from the building restriction line of 40 feet.

5. Provide for the ground floor glass display window and entrances requirement of no less than 60%.

